



## Slade Close, Ramsey, Huntingdon, PE26 1JG

Semi Detached House - 3 Bedrooms - Kitchen - Lounge & Dining Area - Family Bathroom & Ground Floor WC -  
Enclosed Rear Garden - Gated Off Road Parking To Rear - Deposit £ 1,442.30 - Council Tax Band B - EPC Rating  
D- Available Now - Call To View (01354) 696700

**£1,250 pcm**



#### Ground Floor

**Entrance Hall**  
Single radiator and stairs leading to the first floor.

**Lounge Area**  
3.62m (11'8") x 3.62m (11'8")  
Double glazed window to front, laminate flooring and single radiator.

**Dining Area**  
3.44m (11'2") x 2.36m (7'7")  
Single radiator, laminate flooring, double glazed double doors to rear garden.

**Kitchen**  
3.43m (11'2") x 2.45m (8'0")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with splashback, plumbing for washing machine, space for fridge/freezer, built-in electric cooker, built-in electric hob with extractor over, double glazed window to rear and storage cupboard.

#### First Floor

**Landing**  
Double glazed window to side.

**Bedroom 1**  
4.49m (14'7") x 2.67m (8'7")  
Double glazed window to front and single radiator.

**Bedroom 2**  
2.66m (8'7") x 2.58m (8'4")  
Double glazed window to rear, storage cupboard and single radiator.

**Bedroom 3**  
3.16m (10'3") max x 2.22m (7'2")  
Double glazed window to front and single radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath with tiled surround, glass screen and shower over, wash hand basin with storage under and low level WC, vinyl flooring, heated towel rail and double glazed window to rear.

#### Outside

This property offers gated parking to the rear of the property with a further gate leading to the enclosed rear garden, which is mainly laid to lawn with patio area and brick built storage buildings. To the front there is a lawn with pathway leading to the front entrance door.

EPC Rating: D



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.